

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Monique Jean Michel

Debtor(s)

CHAPTER 13

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEEFOR THE
CERTIFICATE HOLDERS OF THE CWABS, INC.,
ASSET-BACKED CER TIFICATES, SERIES 2006-20
Movant

vs.

Monique Jean Michel

Debtor(s)

NO. 19-12339 ELF

Kenneth E. West Esq.

Trustee

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this day of , 2022, upon failure of Debtor(s) and the Trustee to file
and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and that the
automatic stay under 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 (as applicable) of the
Bankruptcy Code, are **MODIFIED** with respect to the subject premises located at 5600 MIRIAM RD,
PHILADELPHIA, PA 19124-1021 ("Property"), so as to allow Movant, its successors or assignees, to
proceed with its rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State
Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially
pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or
deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's
assignee) may take any legal action for enforcement of its right to possession of the Property.

ERIC L. FRANK
UNITED STATES BANKRUPTCY JUDGE